

# FRANKLIN MUNICIPAL PLANNING COMMISSION

JULY 24, 2014

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## PUBLIC NOTICE AGENDA

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 24, 2014, 7:00 p.m. in the City Hall Board Room. Additional information can be found at [www.franklintn.gov/planning](http://www.franklintn.gov/planning).

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following. The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

### 1. CALL TO ORDER

### 2. MINUTES

- 6/26/14 Regular Meeting

### 3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

### 4. ANNOUNCEMENTS

### 5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

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### 6. CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

### SITE PLAN SURETIES

Consent: Items 7 – 12

7. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year.
8. Gateway Village PUD Subdivision, site plan, sections 3 and 6, revision 1; release the maintenance agreement for Mohr Boulevard pavement improvements.
9. Jamison Station PUD Subdivision, site plan, section 1; accept the sidewalk improvements, release the performance agreement and establish a maintenance agreement for one year.
10. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements.
11. Town of Franklin Subdivision, site plan, (Harmony Home); extend the performance agreement for drainage/bioretenention improvements.
12. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months.

### ANNEXATIONS

Annexation is the process by which the city extends its municipal services, laws, taxing authority, and voting privileges to a new territory. Annexation encourages orderly growth and provides standardized service to all citizens. It also promotes fairness by requiring that those who use the services provided by a city share in the costs of operating the city. There are three parts to an annexation:

- **ORDINANCE TO ANNEX:** The annexation ordinance is a legal document that describes properties proposed for annexation. A map of the area accompanies it.

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- **RESOLUTION TO ADOPT PLAN OF SERVICE (POS):** The POS describes how the City will service the properties upon annexation into the city. Services include police protection, fire protection, refuse collection, streets and signage, traffic control, water and wastewater, building and code inspection services and recreation services. The POS takes the form of a resolution.
- **ORDINANCE TO ZONE:** Since the properties are located in the county with county zoning, the zoning ordinance assigns a city zoning district to the properties upon annexation. For the requested Tap Root annexation, the property owner/applicant has requested a zoning to Specific Development-Residential with density of 2.28 units per acre. A development plan proposing a specific site layout accompanies this zoning request.

For Items 13 through 15, each of the items related to a specific area being annexed have been grouped together to facilitate easier discussion at the meeting. The resolution to approve the proposed development plan follows the POS, annexation, and zoning discussions and voting.

**13. ORDINANCE 2014-16, TO BE ENTITLED, "AN ORDINANCE TO ANNEX A PORTION OF THE INGRAHAM PROPERTY, CONSISTING OF 61.01 ACRES, LOCATED ON THE PROPERTY AT 4101 CLOVERCROFT ROAD."**

Applicant: Greg Gamble, Gamble Design Collaborative  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

**14. RESOLUTION 2014-17, TO BE ENTITLED, "A RESOLUTION, AS AMENDED, ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN AREAS (INGRAHAM PROPERTY/TAP ROOT HILLS PUD SUBDIVISION) BY THE CITY OF FRANKLIN, TENNESSEE."**

Applicant: Catherine Powers, Director of Planning and Sustainability  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

**15. ORDINANCE 2014-17, TO BE ENTITLED, "AN ORDINANCE TO ZONE 61.01 ACRES SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 2.28) FOR A PORTION OF THE PROPERTY LOCATED AT 4101 CLOVERCROFT ROAD (TAP ROOT HILLS PUD SUBDIVISION)."**

Project Number: 4546  
Applicant: Greg Gamble, Gamble Design Collaborative  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

### REZONINGS AND DEVELOPMENT PLANS

**16. RESOLUTION 2014-41, TO BE ENTITLED, "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR TAP ROOT HILLS PUD SUBDIVISION, LOCATED ON A PORTION OF THE PROPERTY AT 4101 CLOVERCROFT ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."**

Project Number: 4547

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Applicant: Greg Gamble, Gamble Design Collaborative  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

17. The Highlands at Ladd Park PUD Subdivision, development plan, revision 5, 1,150 dwelling units and 77 open space lots on 619.39 acres, located north of Long lane, south of the Harpeth River, and east of Interstate 65.

Project Number: 4596  
Applicant: Greg Gamble, Gamble Design Collaborative  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

18. **ORDINANCE 2014-21, TO BE ENTITLED, "AN ORDINANCE TO REZONE 6.19 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 61.07) FOR THE PROPERTY LOCATED AT 427 NICHOL MILL LANE."**

Project Number: 4563  
Applicant: Greg Gamble, Gamble Design Collaborative  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

19. **RESOLUTION 2014-55, TO BE ENTITLED, "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR NICHOL MILL LOFTS PUD SUBDIVISION, LOCATED AT 427 NICHOL MILL LANE, BY THE CITY OF FRANKLIN, TN."**

Project Number: 4564  
Applicant: Greg Gamble, Gamble Design Collaborative  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

20. Riverbluff PUD Subdivision, development plan, revision 1, 80 single family residential units on 45.9 acres, located along Lewisburg Pike, across from Donelson Creek Pkwy.

Project Number: 4601  
Applicant: Jason Goddard, DesignStudio, LLC  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

21. **ORDINANCE 2014-22, TO BE ENTITLED, "AN ORDINANCE TO REZONE ±48.94 ACRES FROM SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X) 4/125,178, TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X) 14/21,503, FOR THE THROUGH THE GREEN PUD SUBDIVISION."**

Project Number: 4622  
Applicant: Jeff Heinze, Littlejohn Engineering Associates  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

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- 22. RESOLUTION 2014-52, TO BE ENTITLED, "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR THE THROUGH THE GREEN PUD SUBDIVISION, LOCATED AT 1200 AND 1300 SHADOW GREEN DRIVE AND 1201 AND 1301 ISLEWORTH DRIVE, BY THE CITY OF FRANKLIN, TENNESSEE."**

Project Number: 4581  
Applicant: Jeff Heinze, Littlejohn Engineering Associates  
Staff Recommends: Favorable Recommendation to BOMA  
Consent Status: Nonconsent

- 23. Waters Edge PUD Subdivision, development plan, revision 2, 213 single family and 123 attached units on 195.5 acres, located along Carothers Parkway.**

Project Number: 4584  
Applicant: Greg Gamble, Gamble Design Collaborative  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

### **SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

- 24. Harlinsdale Multi-Purpose Equestrian Arena, site plan, located on 199.5 acres, located at 331 Franklin Road.**

Project Number: 4595  
Applicant: Gary Vogrin, Kiser & Vogrin  
Staff Recommends: Approval, with conditions  
Consent Status: Consent

- 25. The Highlands at Ladd Park PUD Subdivision, final plat, section 5, revision 1, 14 residential lots and 2 open space lots on 10.81 acres, located along Snowden Street West and Princess Circle and east of Carothers Parkway extension.**

Project Number: 4621  
Applicant: David Reagan, HFR Design Inc  
Staff Recommends: Approval  
Consent Status: Consent

- 26. The Highlands at Ladd Park PUD Subdivision, final plat, section 21, forty residential lots and one open space lot on 11.57 acres, located along eastern portion of Finnhorse Lane and Dartmoor Lane.**

Project Number: 4597  
Applicant: David Reagan, HFR Design Inc  
Staff Recommends: Approval  
Consent Status: Consent

- 27. The Highlands at Ladd Park PUD Subdivision, final plat, section 22, twenty-one residential lots and one open space lot on 14.03 acres, located along Finnhorse Lane.**

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Project Number: 4599  
Applicant: David Reagan, HFR Design Inc  
Staff Recommends: Approval  
Consent Status: Consent

**28. The Highlands at Ladd Park PUD Subdivision, site plan, section 24, 17 residential units and 2 open space lots on 4.87 acres, located south of the Harpeth River and east of Carothers Parkway.**

Project Number: 4600  
Applicant: Greg Gamble, Gamble Design Collaborative  
Staff Recommends: Approval  
Consent Status: Nonconsent

**29. Tywater Crossing PUD Subdivision, final plat, section 2, 14 residential lots on 3.24 acres, located along Poetic Court, on eastern side of Messenger Lane, and on western side of Passage Lane.**

Project Number: 4602  
Applicant: Michael Garrigan, Dale and Associates  
Staff Recommends: Approval  
Consent Status: Consent

### **NON-AGENDA ITEMS**

### **ANY OTHER BUSINESS**

### **ADJOURN**